

WARRANTY DEED

ESTATE OF JAMES HOMER HOOD
GRANTOR

To

BOBBY J. HANNA and wife, BARBARA J. HANNA
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good, legal, sufficient, and valuable considerations, the receipt of all of which is hereby acknowledged, ESTATE OF JAMES HOMER HOOD, the undersigned Grantor, does hereby sell, convey, and warrant unto the above Grantees, BOBBY J. HANNA and wife, BARBARA J. HANNA, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property situated in the County of DeSoto, State of Mississippi, being more particularly described as follows, to-wit:

Lot 1754, Section G, Southaven West Subdivision, in Section 22, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 3, Pages 31 and 32, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Further consideration of the above described property is the assumption by Grantees of that certain Deed of Trust executed by James H. Hood, et ux, in favor of Bailey Mortgage Company, dated April 2, 1976, and recorded in Book 198, Page 283, in the office of the Chancery Clerk of DeSoto County, Mississippi; and validly assigned to Security Savings & Loan Association, dated October 31, 1979, and recorded in Book 251, Page 725, in said Clerk's office, which secures an indebtedness in the current principal amount of \$23,634.87, and Grantees take subject to said loan.

Grantor hereby authorizes the transfer of this loan from its name into Grantees' names and Grantor hereby sets over and assigns unto Grantees without charge all escrow funds now held by Bailey Mortgage Company in connection with loan made by same on the above described property.

This conveyance is made subject to all applicable building restrictions, restrictive covenants and easements of record.

The Grantees herein by acceptance of this conveyance assume and agree to pay a pro-rata share of all ad valorem taxes for the year 1989.

By way of explanation: James H. Hood held title to the above described property by virtue of a Quitclaim Deed dated August 13, 1984, and recorded in Book 173, Page 83, in the office of the Chancery Clerk of DeSoto County, Mississippi. James H. Hood is deceased. James H. Hood was also known as James Homer Hood. By order of the Chancery Court of DeSoto County, Mississippi, Cause No. 89-6-551, the Administrator of the Estate, JOHN HOMER HOOD, was authorized to sell and otherwise dispose of said property described herein.

WITNESS the signature of the Grantor this the 19th day of July, 1989.

ESTATE OF JAMES HOMER HOOD

By: John Homer Hood
JOHN HOMER HOOD, Administrator

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Filed @ 9:30 AM July 1989
Recorded in Book 266 page 535
W. E. Davis, Chancery Clerk

PERSONALLY appeared before me, the undersigned authority of law in and for the State of Mississippi, the within named JOHN HOMER HOOD, Administrator of the ESTATE OF JAMES HOMER HOOD, who acknowledged that he executed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND and seal of office this the 19th day of July, 1989.

My commission expires:
November 28, 1991

Martha C. Higgins
Notary Public

Grantor's Address: 3598 Groveland Road, Memphis, TN 38118 (H) 363-9156 (W) NONE
Grantee's Address: 8241 Southaven Circle, Southaven, MS 38671 (H) 393-0301

(W) 342-5320